



Historic Preservation Commission

July 27, 2022 Historic Preservation Commission

Title

Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | Non-Contributing Demolition and New Construction: Part I, Height and Mass

Description

The applicant is requesting approval for the demolition of a non-contributing building and New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street.

Recommendation

Approve the request for the demolition of a non-contributing building for the property located at 1825 Montgomery Street with the following conditions because the proposed demolition meets the standards:

- 1. The demolition permit drawings will not be stamped by staff until the Certificate of Appropriateness for the new construction project is fully approved by the Historic Preservation Commission.**
- 2. Document the building per “MPC Policy for Documenting Buildings Prior to Demolition.”**
- 3. That any materials with integrity be salvaged and sold, stored on site, or reused in the new construction.**

Continue the request for New Construction, Part I: Height and Mass for a four-story multi-family building for the property located at 1825 Montgomery Street with the following conditions to be submitted to the Historic Preservation Commission within 90 days of this decision because the proposed building is not visually compatible and does not meet the standards:

- 1. The height of the building must be reduced.**
- 2. The building must be divided into two or more buildings with 10,000sf maximum footprints and/or completely remove the connection between “Buildings A and B.”**
- 3. The building(s) frontage must be a minimum of 70% along all four streets. However, the width of the building must also be broken down into smaller building widths to be visually compatible; these smaller building widths must have a minimum frontage of 70% along all four streets.**
- 4. The roof shape(s) must be revised (including the plank-type projections removed) to a shape compatible with visually related contributing buildings.**
- 5. Revise the design of top floor “porch” with the plank-type roof projection to be visually compatible.**
- 6. Divide the building horizontally and vertically in a manner that reflects the traditional size of buildings and to convey a human scale, i.e.: base, middle, top.**
- 7. Add framing members around windows and doors, i.e.: headers, surrounds, and pronounced sills where appropriate.**
- 8. Inset the storefront glazing a minimum of 4 inches from the building face.**
- 9. The railings must have balusters between upper and lower rails and the distance between balusters shall not exceed four (4) inches.**

Contact

Financial Impact

Review Comments

Attachments

- ④ [Staff Recommendation - 22-003188-COA - 1825 Montgomery St.pdf](#)
- ④ [Submittal Packet - Narrative.pdf](#)
- ④ [Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- ④ [Staff Research.pdf](#)
- ④ [Zoning Variances Letter.pdf](#)
- ④ [MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- ④ [August 26, 2021 ZBA Meeting Minutes.pdf](#)